

City of Newport Beach - Building Department

ADMINISTRATIVE POLICY

Effective Date	Subject	Policy No.
November 10, 2008	Electrical/Mechanical/Plumbing Drawings Requirements for one and two-family dwellings	ADMIN-11

Plan check is required for any of the following items when a construction project contains, meets or exceeds any of the following E/M/P thresholds. Drawings are required to be submitted for plan check and approval with the building permit application.

ELECTRICAL DRAWINGS REQUIRED FOR:

1. Electrical service larger than 400 amps
2. Installation of a solar photovoltaic or wind turbine electrical generation system
3. Installation of electrical standby generator [diesel or natural gas fuel source]
4. Installation of dock power exceeding 50 amps originating from residence electrical system
5. Installation of an electrical vehicle charging station or system

MECHANICAL DRAWINGS REQUIRED FOR:

1. Area of conditioned space exceeds 7,000 sq. ft.
2. Proposed construction of a basement or subterranean garage which requires mechanical ventilation in lieu of natural ventilation
3. Installation of an enclosed standby generator system with mechanical exhaust venting
4. Installation of refrigerant systems [ex: refrigerated wine cellars, walk-in type coolers or freezers]

PLUMBING DRAWINGS ARE REQUIRED FOR ANY ITEMS LISTED BELOW:

1. Installation of hydronic heating systems
2. Installation of drainage systems relying on sump pumps located inside the structure to lift water discharge to grade level

3. Installation of sewage ejector systems
4. Installation of a hot water boiler system exceeding 120 gallons capacity or 400,000 B.T.U. input
5. Installation of gas system with more than one tank less water heater or for more than 7,000 sq. ft. living space
6. Installation of natural gas systems exceeding 750,000 B.T.U.
7. Installation of natural gas systems with pressure exceeding 14 inch water column [$\frac{1}{2}$ " psi]
8. Installation of vehicle compressed natural gas [CNG] fueling systems
9. Installation of a Gray Water system Cistern rain water harvesting systems
10. Installation of alternate plumbing methods or material requires submittal of alternate method and materials request

FJ/mg



Jay Elbettar, Building Director